

CITY OF CORAL GABLES, FLORIDA**ORDINANCE NO. 2004-25 (AS AMENDED)**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES AMENDING THE PROVISIONS CONTAINED IN ARTICLE 3, "USE DISTRICTS AND REGULATIONS" ESTABLISHING A NEW SECTION 3-13, "A-DISTRICT/SPECIAL AREA WHICH REGULATIONS SHALL BE APPLICABLE ONLY TO THE AREA BOUNDED BY BILTMORE WAY TO THE NORTH, BIRD ROAD TO THE SOUTH, GRANADA BOULEVARD TO THE WEST AND LEJEUNE ROAD TO THE EAST AND OTHER CHANGES TO THE PROVISIONS WITHIN THE ZONING CODE AS NECESSARY TO IMPLEMENT CHANGES TO ARTICLE 3, TO PROVIDE FOR REVISED REGULATIONS AS A RESULT OF THE 120-DAY TEMPORARY MORATORIUM ADOPTED BY ORDINANCE NO. O-2004-16, AS AMENDED; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission wishes to preserve the quality of the residential areas of the City;

WHEREAS, the City Commission has commenced a Zoning Code rewrite to address various concerns about the City's Zoning Code that has not been comprehensively amended in many years;

WHEREAS, in response to increased concerns over the application of the existing provisions of the City's Zoning Code; the City Commission determined that there exists concerns about the compatibility of land uses in areas of transition within the area generally bounded by Biltmore Way to the North, Bird Road to the South, Granada Boulevard to the West and LeJeune Road to the East ("Study Area") from a development standpoint and to pursue alternatives for reducing the potential impact to surrounding single family areas which could include one or more of the following planning and zoning principles to mitigate potential impacts: establishment of development appropriate architectural and conservation districts, incentive zoning overlay districts, transfer of development rights or other innovative planning tools;

WHEREAS, the City Commission through Ordinance No. O-2004-16 (1) found that the existing provisions of the Zoning Code which allow the issuance of building permits for buildings exceeding three and one half (3 ½) stories or forty five (45) feet in height and in particular site specific regulations Article 4, and Zoning Code Articles 3-4 (m) and 3-6 (r) may have a detrimental impact to the properties in Residential Zoning Districts, and (2) further found

that it is in the public interest to make a comprehensive determination on the applicability of the present Zoning provisions and amend those regulations as appropriate;

WHEREAS, the City Commission determined that delaying the application of the existing zoning provisions will provide time for the study and adoption of amendments to the Zoning Code;

WHEREAS, after due notice and hearing, the City Commission held a public hearing at which public input and testimony was received and after careful consideration hereby determined that it is in the best interests of the general welfare of the City of Coral Gables and its citizens to impose a temporary moratorium on the issuance of certain permits for new buildings, or to increase the height of existing buildings, in the Study Area, which are in excess of forty-five (45) feet in height or over three and one half (3 ½) stories in height for the specified study area, as set forth in Ordinance No. O-2004-16, as amended;

WHEREAS, the City of Coral Gables' single family residential areas in many instances abut multi-family or commercial zones which could, potentially, if developed allow for buildings which might exceed three and one half (3 ½) stories or forty five (45) feet in height; and while the Zoning Code provides certain measures for relief to prevent large commercial or multi-family developments which directly abut or face single family residential districts, there is a concern that certain zoning districts may be detrimental to the area should they continue to remain applicable;

WHEREAS, the City Commission desires greater protection to single-family residential areas from larger buildings without adversely affecting the legitimate expectations of property owners who desire to redevelop their land;

WHEREAS, the City Commission directed the Manager to prepare a zoning analysis of the Study Area and initiate outreach to the citizens of Coral Gables as well as the affected property owners and to receive input from the public, consider and evaluate said input and report to the City Commission;

WHEREAS, after a courtesy public notice was mailed to all property owners within the Study Area, and within 1,000 foot radius from the Study Area, the City held two separate public input workshops on April 12, 2004 and April 19, 2004;

WHEREAS, the City Commission was presented such zoning analysis on April 27, 2004, and directed Staff to determine which, if any, zoning amendments need to be adopted and imposed in order to preserve the quality of the residential areas and in particular of the Study Area;

WHEREAS, after notice of public hearing duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on May 12, 2004 at which hearing all interested persons were afforded the opportunity to be heard;

WHEREAS, the Planning and Zoning Board held an additional public hearing on June 2, 2004 and received public input and testimony on amendments to the City of Coral Gables Zoning Code regarding provisions contained in Article 3, "Use Districts and Regulations" with reference to A districts and other provisions within the Zoning Code as necessary to implement changes to Article 3, to provide for revised regulations as a result of the 120-day temporary moratorium adopted through Ordinance No. O-2004-16, as amended;

WHEREAS, City staff met with various property owners and interested parties throughout the development of the regulations to secure input and comments;

WHEREAS, numerous changes and revisions to the draft regulations have been made in response to such meetings and public hearings;

WHEREAS, the Planning and Zoning Board on June 2, 2004 secured input and testimony from interested parties and property owners and requested City Staff complete further research on various issues as referenced in the record of the proceedings;

WHEREAS, the City Commission at its regular meeting of June 8, 2004 continued the item by a 5 to 0 vote for discussion to July 1, 2004 to a time certain at 11:00 a.m.;

WHEREAS, the Planning and Zoning Board on June 9, 2004 secured additional input and testimony from interested parties and property owners and recommended approval of the Staff Recommendation by a 4 to 2 vote;

WHEREAS, after due notice and hearing, the City Commission held a public hearing on July 1, 2004 at 11:00 a.m. at which time public input and testimony was received; and,

WHEREAS, after careful consideration the City Commission at its regular meeting of July 1, 2004 upon receiving the Planning and Zoning Board recommendation and accompanying documents recommended approval by a 4 to 0 vote on First Reading;

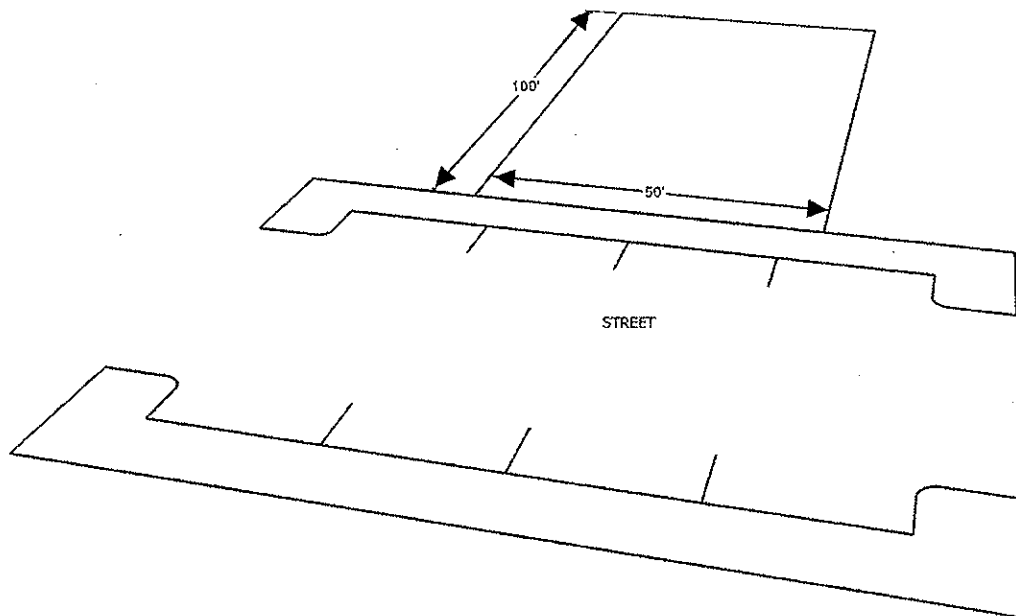
NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES AS FOLLOWS:

SECTION 1. The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

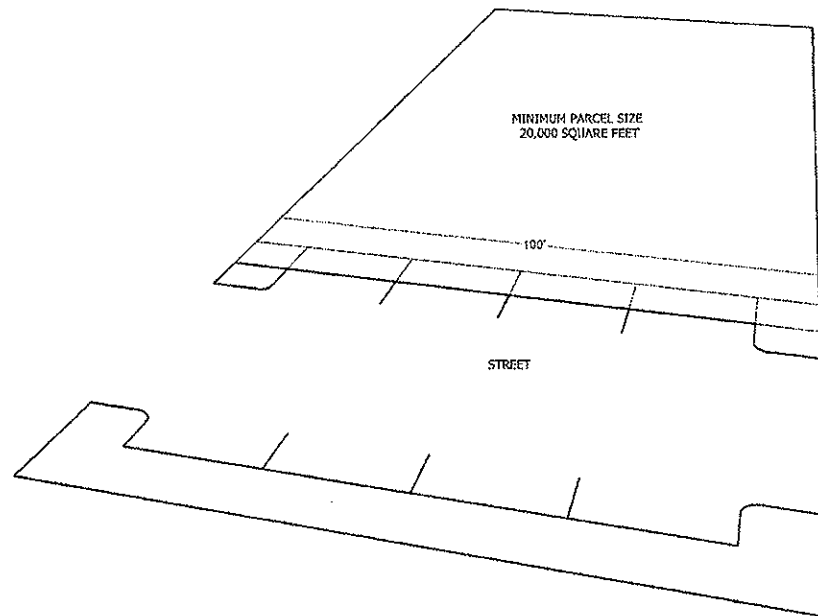
SECTION 2. The "Zoning Code of the City of Coral Gables" shall be and it is hereby amended by adding thereto a provision establishing a new Section 3-13 of the Zoning Code to be titled "A District/Special Area" which regulations shall be applicable only to the area bounded by Biltmore Way to the North, Bird Road to the South, Granada Boulevard to the West and LeJeune Road to the East, as follows:

Sec. 3-13. A District/Special Area

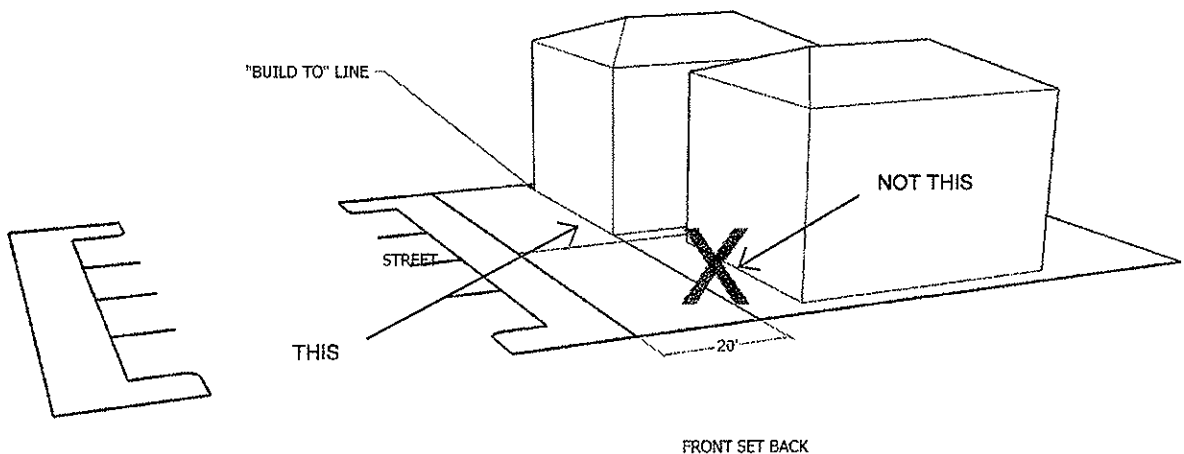
1. Purpose. The purpose of the A District/Special Area is to accommodate various forms of multi-family housing to meet the housing needs of a diverse community, while ensuring that there is a transition to single-family neighborhoods which protects the integrity of those neighborhoods.
2. Permitted uses.
 - A. Multi-family dwelling units.
 - B. Accessory uses.
3. Conditional uses.
 - A. Assisted living facilities, subject to the standards in Section 3-12.
 - B. Hotels provided that the parcel proposed for development is not adjacent to parcels of land designated as residential use - single family, low density land use designation.
 - C. Municipal buildings and facilities.
 - D. Family day care homes provided that the parcel proposed for development is not adjacent to parcels of land designated as residential use - single family, low-density land use designation.
 - E. Group homes.
 - F. Religious facilities.
4. Performance standards.
 - A. Minimum parcel of land. Multi-family dwellings shall be constructed on a parcel of land of not less than five thousand (5,000) square feet.
 - B. Minimum parcel dimensions.
 1. Buildings with a height of less than seventy (70) feet. Multi-family dwellings shall be constructed on a parcel of land with a width of not less than fifty (50) feet or a depth of not less than one hundred (100) feet.



square feet and at least one hundred (100) feet of frontage on a public road.

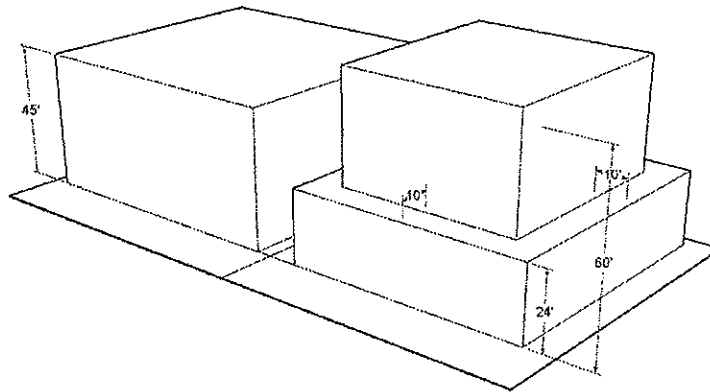


- 3. Townhouses. Minimum townhouse parcel width of sixteen (16) feet.
- C. Maximum density. Sixty (60) dwelling units per acre or the density provided in the Comprehensive Land Use Plan, with architectural incentives, whichever is less.
- D. Coral Gables Mediterranean Style Design Bonus Regulations. Except as provided in subsection K, 12, Article 28, Coral Gables Mediterranean Style Design Bonus Regulations do not apply in the A-District.
- E. Build to line. The front setback shall be a build to line for the ground level of any building.

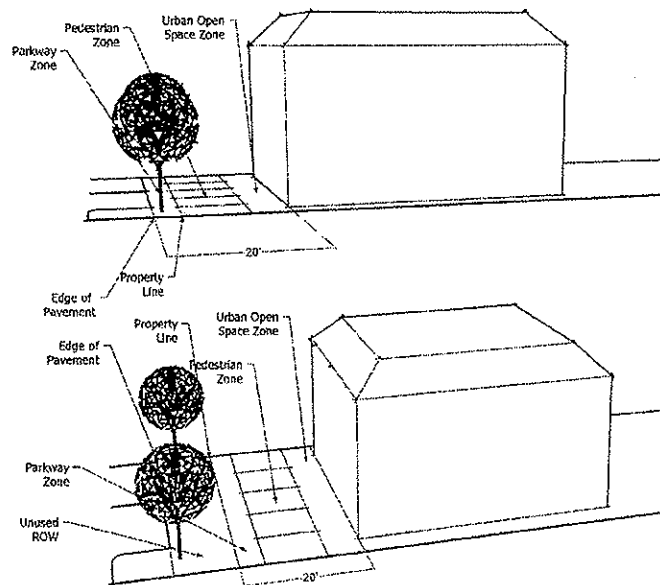


- 1. Measurement of setback. Except as provided in subsection 2e, setbacks shall be measured from the applicable property line.

2. Front setback.
- a. Townhouses with a height of forty-five (45) feet or less. Ten (10) feet.
 - b. Buildings with a height of forty-five (45) feet or less. Twenty (20) feet.
 - c. Buildings with a height greater than forty-five (45) feet. Twenty (20) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional ten (10) feet.



- d. Site specific standards. Buildings located on lots in Block 1 and 2 of the Biltmore Section which front on Coral Way: twenty-five (25) feet.
- e. Adjustment to front setback. In the event that there is public right-of-way between the edge of street pavement and the front property line of the parcel proposed for development, the required front setback shall be reduced by the distance between the edge of pavement and the front property line; provided however, that in no case shall a building be constructed within five (5) feet of the front property line.



3. Side setbacks.

a. Interior property line and abutting alley side setback.

- i. Townhouses with a height of forty-five (45) feet or less. None
- ii. Buildings with a height of forty-five (45) feet or less. Five (5) feet.
- iii. Buildings with a height of greater than forty-five (45) feet. Ten (10) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional ten (10) feet.

b. Abutting a public street.

- i. Buildings with a height of forty-five (45) feet or less. Ten (10) feet.
- ii. Buildings with a height of greater than forty-five (45) feet. Ten (10) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional five (5) feet.

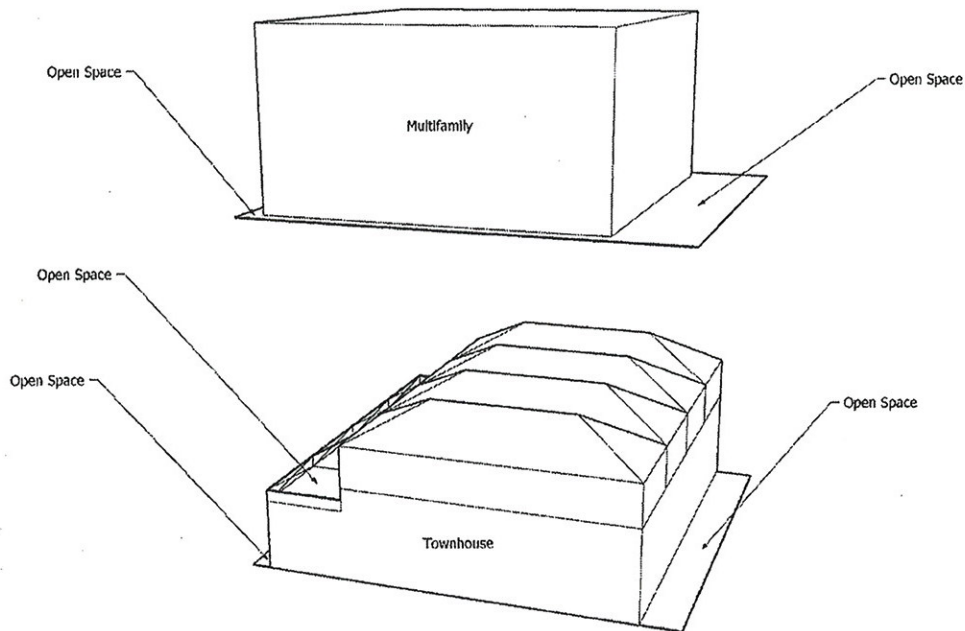
4. Rear setback.

- a. Buildings with a height of forty-five (45) feet or less. Ten (10) feet or five (5) feet if rear property line abuts an alley.
- b. Buildings with a height of greater than forty-five (45) feet. Ten (10) feet or five (5) feet if rear property line abuts an alley, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional ten (10) feet.

G. Required open space.

1. Buildings other than townhouses. At least twenty-five percent (25%) of the parcel proposed for development shall be maintained as landscaped or urban open space.

2. Townhouses. At least twenty-five percent (25%) of the parcel shall be maintained as landscaped or urban open space, or courtyards, elevated decks, and other amenities which are open to the sky.



H. Floor area ratio. Maximum floor area ratio (FAR) shall not exceed 2.0.

I. Height.

1. Parcels of land abutting or contiguous to R-Use Districts. Forty-five (45) feet, except that no portion of any building within fifty (50) feet of any property line which abuts or is contiguous to land designated as R-Use District shall have a height in excess of thirty-five (35) feet.
2. Parcels of land adjacent to R-Use Districts. Forty-five (45) feet.
3. Parcels of land which are contiguous or adjacent to D-Use Districts or land designated as public buildings and grounds. Forty-five (45) feet.
4. Parcels of land designated residential use - multi-family low density.
 - a. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low-density land use designations: forty-five (45) feet.
 - b. Parcels of land which are contiguous or adjacent to other parcels designated residential use - multi-family medium density land use designations: forty-five (45) feet.
 - c. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family high density or commercial use high-rise intensity land use designations: sixty (60) feet.

5. Parcels of land designated residential use - multi-family medium density.
 - a. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low-density land use designations: sixty (60) feet.
 - b. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family medium density land use designations: sixty (60) feet or seventy (70) feet if a parcel of land has an area of 20,000 square feet or more.
 - c. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family high density or commercial use high-rise intensity land use designations: sixty (60) feet or one-hundred (100) feet if a parcel of land has an area of 20,000 square feet or more.
6. Parcels of land designated residential use - multi-family high density.
 - a. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low-density land use designations: sixty (60) feet or seventy (70) feet if a parcel of land has an area of 20,000 square feet or more.
 - b. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family medium density land use designations:
 - (i) Sixty (60) feet if a parcel of land is less than 10,000 square feet, or seventy (70) feet if a parcel of land has an area of 10,000 square feet or greater but less than 20,000 square feet, or
 - (ii) One hundred (100) feet if a parcel of land has an area of 20,000 square feet or more.
 - c. Parcels of land which are contiguous or adjacent to other parcels designated residential use - multi-family high density or commercial use high-rise intensity land use designations: sixty (60) feet or one hundred fifty (150) feet if a parcel of land has an area of 20,000 square feet or more.
7. Parcels of land abutting existing buildings with non-conforming heights. Notwithstanding any other provision of this Subsection I, a parcel of land which is proposed for development which abuts parcels of land on three sides improved with existing buildings with heights exceeding the maximum permitted height shall have a maximum permitted height of: the lowest height of the three buildings on the parcels abutting the parcel proposed for development.
8. Height summary. The following matrix summarizes the provisions of Subsection I, 1-6:

| MAXIMUM HEIGHT | | | | | | |
|----------------|-------------|-----|-----|-----|-----|-----|
| | PARCEL SIZE | R | D | MFL | MFM | MFH |
| MFL | | 35' | 45' | 45' | 45' | 60' |
| | <20 K | 35' | 45' | 60' | 60' | 60' |

| | | | | | | |
|-------------|-----------|-----|-----|-----|------|------|
| MF M | >20 K | 35' | 45' | 60' | 70' | 100' |
| MF H | <10 K | 35' | 45' | 60' | 60' | 60' |
| | 10K – 20K | 35' | 45' | 60' | 70' | 70' |
| | >20 K | 35' | 45' | 70' | 100' | 150' |

“R” means any of the R-Use Districts in the Zoning Code.

“D” means any of the D-Use Districts in the Zoning Code.

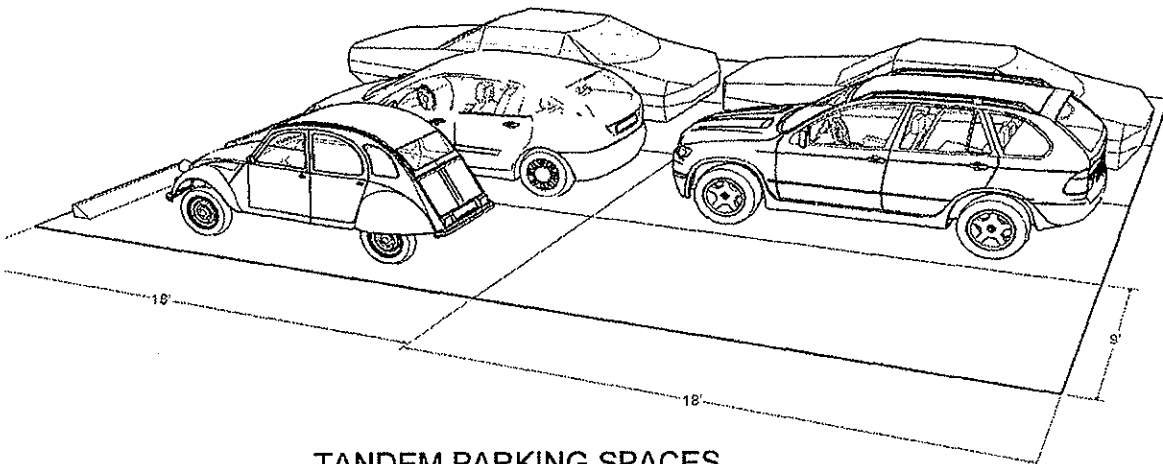
“MF L” means the residential multi-family low density category in the Comprehensive Land Use Plan.

“MF M” means the residential multi-family medium density category in the Comprehensive Land Use Plan.

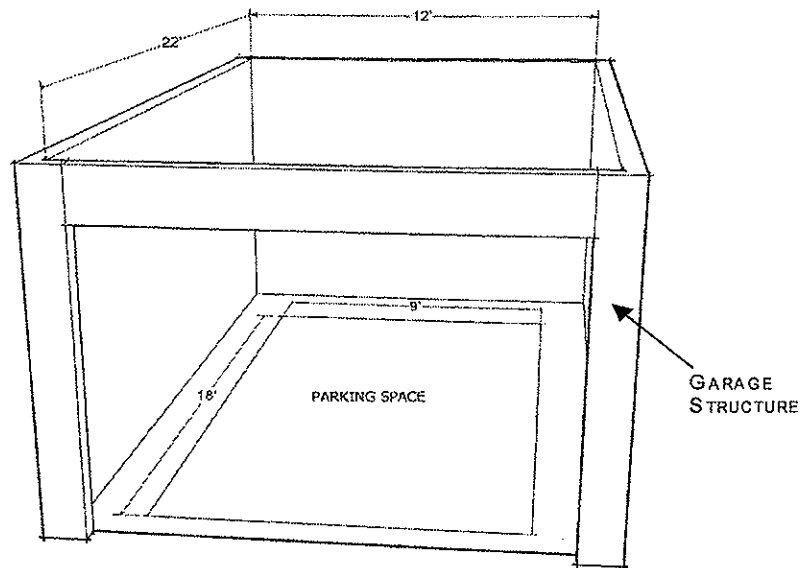
“MF H” means the residential multi-family high density category in the Comprehensive Land Use Plan.

J. Off-street parking.

1. Parcels of land proposed to be developed as multi-family dwelling units and/or townhouses. Two (2) parking spaces per unit.
2. Tandem spaces. Tandem spaces are permitted as required parking.



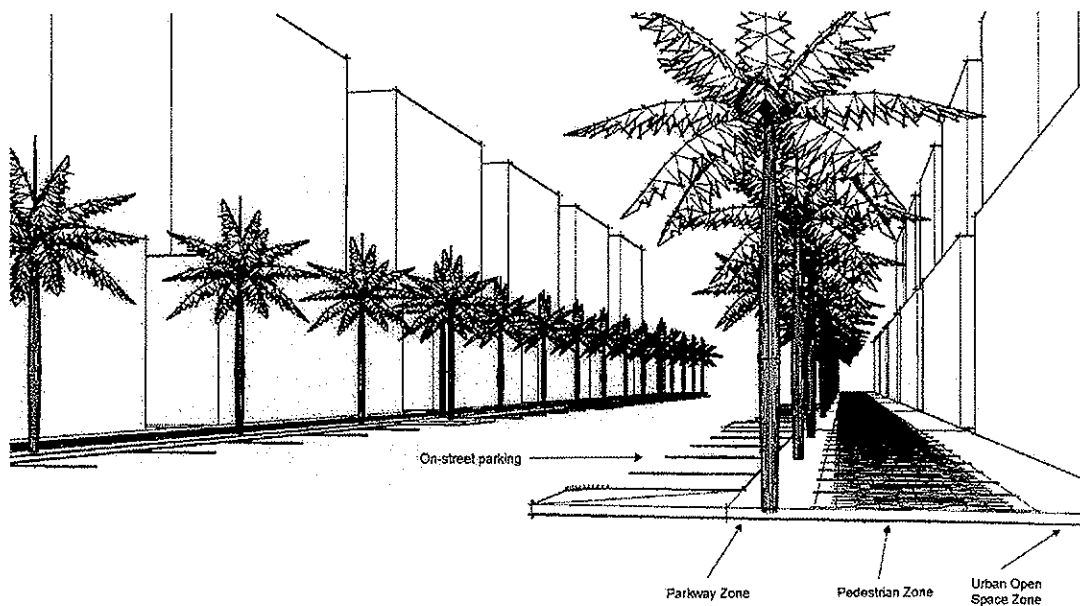
TANDEM PARKING SPACES



INDIVIDUAL GARAGE

be responsible for the improvement of the area between the front set back and edge of pavement as an urban or suburban streetscape. If the parcel of land proposed for development is adjacent to parcels of land designated multi-family high density or multi-family medium density, then an urban streetscape shall be required. If the parcel of land proposed for development is designated multi-family low density and is adjacent to parcels of land designated multi-family low density, then a suburban streetscape shall be required. Any improvements constructed within the public right of way shall be dedicated to and maintained by the City.

2. Minimum width of required streetscape. An urban streetscape shall have a minimum width of twenty-nine (29) feet. A suburban streetscape shall have a minimum width of fifteen (15) feet.

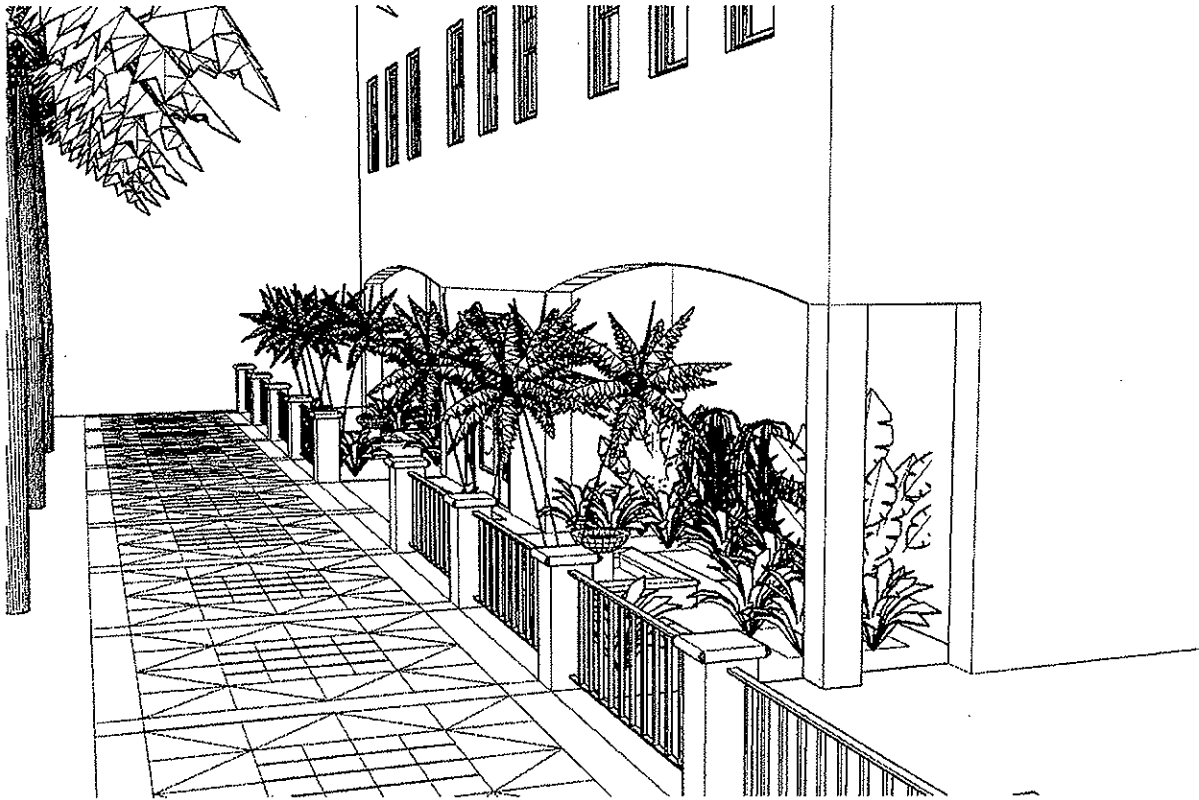


3. Required urban streetscape elements. The required urban streetscape shall be comprised of four zones:
 - a. On-street parking zone.
 - b. A parkway zone of at least four (4) feet in width.
 - c. A pedestrian zone of at least eight (8) feet in width.
 - d. An urban open space zone located between the building and the pedestrian zone, except that no urban open space zone shall be required for townhouses.
4. Required suburban streetscape elements. The required suburban streetscape shall be comprised of two zones:
 - a. A parkway zone of at least four (4) feet in width.
 - b. A pedestrian zone of at least six (6) feet in width.
5. On-street parking requirements. Parallel parking spaces shall be provided within the public right of way with dimensions of nine (9) feet by twenty (20) feet. Parallel parking spaces shall be separated with "landscape bulb outs" or pedestrian crosswalks so that no more than six (6) spaces shall be contiguous to one another.
6. Parkway zone requirements.
 - a. At least twenty-five percent (25%) of the parkway zone shall be landscaped with groundcover, flower planters or tree grates.
 - b. Street trees shall be located in the parkway zone on thirty (30) foot centers.
 - c. Portions of the parkway zone which are not landscaped shall be improved with pavers.
 - d. Planters shall not be located in those portions of the parkway zone which are contiguous to parking spaces in an on street parking zone.
7. Pedestrian zone requirements.
 - a. The pedestrian zone shall be pavers or Coral Gables beige with neutral borders and internal patterns.
 - b. The pedestrian zone shall be free of obstacles such as street furniture and landscaping.
8. The urban open space zone.
 - a. The urban open space zone shall be improved with:
 - i. Landscape, hardscape or a mix of landscape and hardscape material.
 - ii. Water features, fountains, planters, street lighting and street furniture.
 - iii. Entrance features including steps may be located within the zone.
 - b. If the urban open space zone is located on private property, the zone may be enclosed with ornamental fencing not to exceed five (5) feet in height. No more than thirty five percent (35%) of the fencing shall be solid and the fencing shall have gates to allow residents to access the pedestrian zone of the required streetscape.
 - c. Include one (1) tree of at least fourteen (14) feet in overall height per one hundred twenty-five (125) square feet of required open space area.
9. Building facades. Building facades abutting the required streetscape shall

be animated by windows, shutters, planters, columns, relief elements, and other architectural detail to give character to the street. All windows shall have a casing depth of at least four (4) inches.

10. Parking garages.

- a. No portion of a building which is above grade and within twenty (20) feet of the front setback line shall be used for the storage of vehicles or off-street parking unless the façade is treated with a decorative wall or fence of four and one-half (4½) feet in height along the portion of the building used for off-street parking, with landscaping and urban open space which screens the building to a height of at least seven (7) feet at time of planting.



ALTERNATIVE SCREENING

- b. In the event that structured parking is to be constructed above grade, the facades of the garage shall be designed and improved so that the use of the building as a garage is not readily apparent.
 - c. Parking garages shall reflect the architectural character and exterior finishes of building which is to be served by the garage.
11. Refuse and waste disposal facilities. Refuse and waste disposal facilities

shall be enclosed within a building or structure which reflects the architectural character and exterior finishes of the building which is to be served by the facilities. An enclosure used exclusively for refuse and waste facilities may be located in a required front setback area.

12. Architectural standards. All development shall comply with Article 28, Coral Gables Mediterranean Architectural Style Bonus Regulations, Required Standards for residential uses which are set out in Table 1 of Section 28-7 and five (5) of ten (10) of the standards in Table 2 of Section 28-7 and the provisions of Section 28-9; however, the bonus intensity and heights shall not apply.

L. Additional definitions applicable to the A-District/Special Area:

"Abuts or abutting" means parcels of land which share a property line or are separated by an alley.

"Accessory use or structure" means a use which: 1) is subordinate to and serves a principal use; 2) is subordinate in area, extent, and purpose to the principal use served; 3) contributes to the comfort, convenience or necessities of the users or occupants of the principal use; and 4) is located on the same lot as the principal use.

"Adjacent" means across a street, or waterway from a parcel of land. Where a parcel of land is adjacent to more than one parcel of land, the term adjacent is intended to require compliance with the most restrictive standard with regard to the land use designation or use of adjacent property.

"Build to line" means a line with which at least 50% of the front exterior wall of the principal building is required to coincide.

"Contiguous" means parcels of land which share a property line or are separated by an alley. Where a parcel of land is contiguous to more than one parcel of land, the term contiguous is intended to require compliance with the most restrictive standard with regard to the land use designation or use of contiguous property.

"Dwelling unit" means a building or portion of a building providing independent living facilities for one family including provision for living, sleeping, and complete kitchen facilities.

"Height" means the vertical distance measured from the established grade at the center of the front of the building to the level of the highest point of the building if a flat roof, and to the mean heights between eaves and ridges for gable, hip and gambrel roofs, excluding parapets that extend no more than four (4) feet above the height of the building, and excluding air-conditioning equipment rooms, elevator shafts and mechanical equipment rooms, and

ornamental roof structures not exceeding a combined area of twenty-five percent (25%) of the total area of the roof and not exceeding twenty-five (25) feet above the maximum permitted height of the building.

“Multi-family” dwelling means a dwelling unit that shares common walls with at least one (1) other dwelling unit. For the purposes of the A-District/Special Area regulations in this Section, the term multi-family dwelling shall include the uses in single-family high density as provided for in the Comprehensive Land Use Plan.

“Multi-family high density” means land designated residential multi-family high density by the City’s Comprehensive Land Use Plan.

“Multi-family low density” means land designated residential multi-family low density by the City’s Comprehensive Land Use Plan.

“Multi-family medium density” means land designated residential multi-family medium density by the City’s Comprehensive Land Use Plan.

“Parcel of land” means one or more lots which is proposed for development for a single development.

“Parkway zone” means an area which is immediately adjacent to parallel parking which serves as a safety zone between the area of pavement and pedestrian zone. The parkway zone is the location for street trees and annual and perennial plantings.

“Pedestrian zone” is the portion of the streetscape which is designed for pedestrian movements.

“Public buildings and grounds” means land designated public buildings and grounds by the City’s Comprehensive Land Use Plan.

“Special area” means for the purposes of this Section 3-13, the area bounded by Biltmore Way to the North, Bird Road to the South, Granada Boulevard to the West and LeJeune Road to the East in the City of Coral Gables, Florida.

“Streetscape” is the area along the public street between the street and buildings which defines the character of the street at the pedestrian level.

“Tandem parking spaces” means two (2) parking spaces arranged one behind the other.

“Townhouse” means a dwelling unit with a primary access on a first floor at grade level.

“Urban open space” means an area, which is open from the land to the sky predominantly improved with and paved with bricks, pavers or other similar material (not including concrete or asphalt) for pedestrian use or an area where no structures or buildings other than landscape features, fountains, benches, arcades and objects of art are located.

SECTION 3. The “Zoning Code of the City of Coral Gables” shall be and it is hereby amended by adding thereto a provision amending Article 12, Building Sites. This amendment references Section 13-3(4)(b)(3) and is necessary to permit the replatting of townhouses pursuant to the regulations. More specifically Section 12-7(a), Replats and subdivisions for R, D, and A Uses-General shall be amended as follows:

- (a) Except as provided for under Section 13-3(4)(b)(3) and Section 12-6 hereof, no replat or subdivision for R, D and A-Uses shall be approved where the building sites contain an area less than ten thousand eight hundred (10,800) square feet and having a street frontage of less than one hundred (100) feet.

SECTION 4. The “Zoning Code of the City of Coral Gables” shall be and it is hereby amended by adding thereto a provision amending Article 28, Coral Gables Mediterranean Style Design Bonus Regulations removing the “discretionary” bonuses for those properties within the designated A District/Special Area as is provided for in new Section 3-13. More specifically Section 28-2.(a), Applicability shall be amended as follows:

- (a) Zoning district applicability. These regulations are available for new construction, additions, restorations and/or renovations of existing buildings using all types of architecture styles as described herein provided such property is located within an A, C, or M Use zoning districts. These provisions do not apply to the A District/Special Area.

SECTION 5. The provisions of this ordinance shall not apply to a development which has filed an application with the Board of Architects on or before March 10, 2004.

SECTION 6. It is the intention of the Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 7. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 8. It is the intention of the Commission that to the extent any provision of this Ordinance conflicts with or is inconsistent with any other provision of the Zoning Code that the terms of this Ordinance shall control and that such inconsistencies will be addressed in the context of the Zoning Code rewrite.

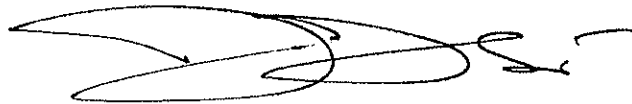
SECTION 9. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 10. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 11. This Ordinance shall become effective 10 days upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF JULY A.D., 2004.

(Moved: Cabrera/Seconded: Anderson)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Absent: Kerdyk)
(Agenda Item E-1)



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

Attachment: Land Use and Zoning Maps delineating Study/Moratorium Area.

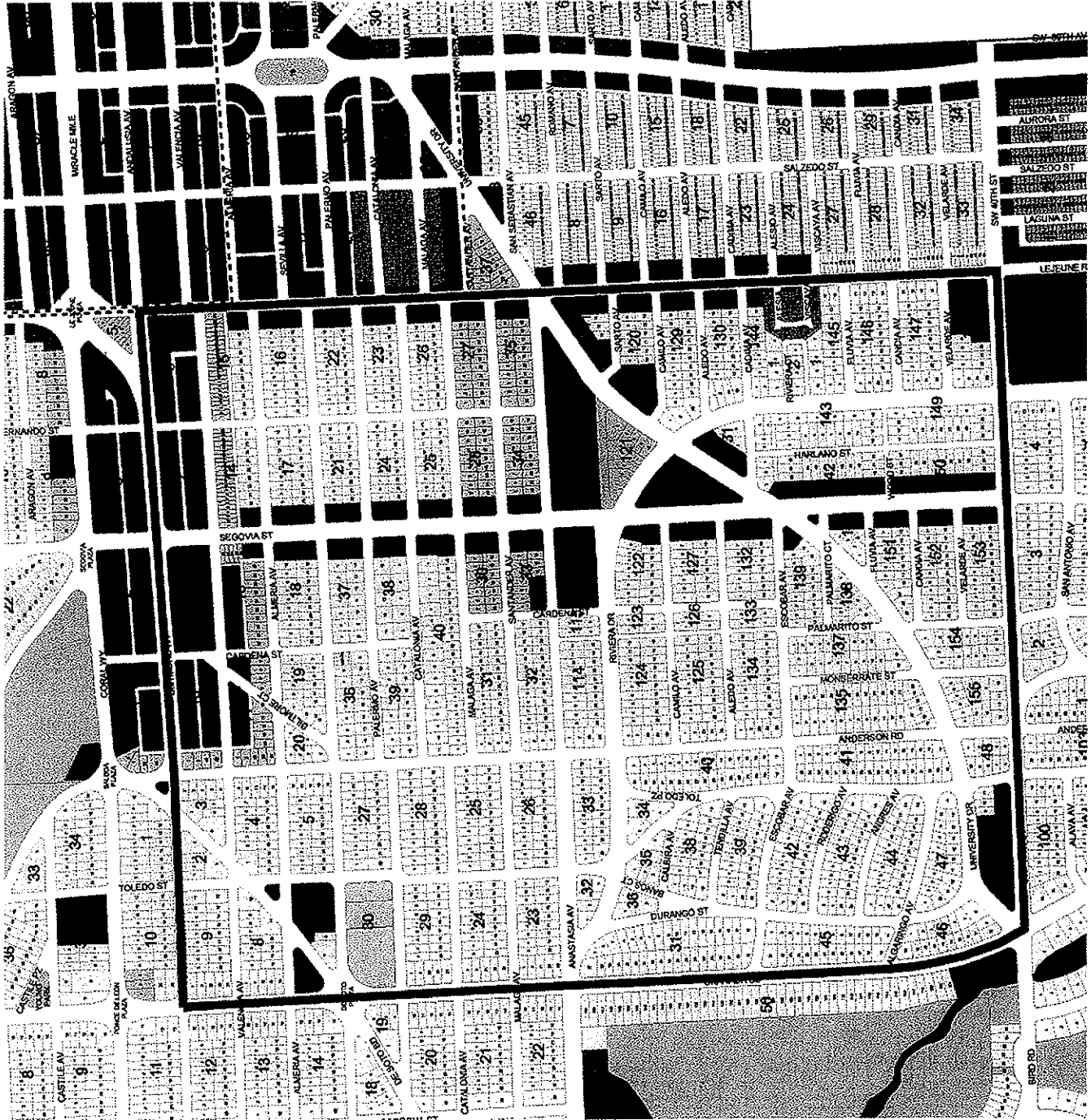


City of
Coral Gables
120-Day Moratorium
Land Use Map
Planning Department
April 2004

Legend

- Moratorium Boundary
- Central Business District
- Mixed Use District
- RESIDENTIAL USE (SINGLE FAMILY)**
- Low Density (6 Units/Acre)
- High Density (9 Units/Acre)
- RESIDENTIAL USE (MULTI-FAMILY)**
- Duplex Density (9 Units/Acre)
- Low Density (20 Units/Acre; 4 Stories)
- Medium Density (40 Units/Acre; 6 Stories)
- High Density (60 Units/Acre; 13 Stories)
- COMMERCIAL USE**
- Low-Rise Intensity (4 Stories; F.A.R. 3.0)
- Mid-Rise Intensity (6 Stories; F.A.R. 3.0)
- High-Rise Intensity (13 Stories; F.A.R. 3.0)
- INDUSTRIAL USE
- UNIVERSITY USE
- EDUCATIONAL USE
- PARKS AND RECREATIONAL USE
- OPEN SPACE
- CONSERVATION AREAS
- PUBLIC BUILDINGS AND GROUNDS
- HOSPITAL USE
- RELIGIOUS/INSTITUTIONAL

250 0 250 500 750 1000 Feet





City of
Coral Gables
120-Day Moratorium
Zoning Map
Planning Department
April 2004

- Legend**
- Moratorium Boundary
 - Central Business District
 - Mixed Use District
 - Zoning Districts

| | |
|-------|---------|
| A | R-3 |
| A-13 | R-4 |
| A-15 | R-5 |
| A-17 | R-6 |
| XA | R-6-7 |
| CA | R-7 |
| CB | R-8 |
| CC | R-8-9 |
| XC | R-9 |
| D-10 | R-9-10 |
| D-14 | R-11 |
| XD | R-12 |
| M | R-14 |
| P | R-14-15 |
| R | R-16 |
| XR | R-17 |
| R-TH | R-18 |
| R-1-2 | R-19 |
| R-2 | S |

250 0 250 500 750 1000 Feet

